



# City of Carmel

## CARMEL PLAN COMMISSION AUGUST 16, 2016 | MEETING AGENDA

Revised

Time & Location: 6:00 PM, City Hall Council Chambers, 2<sup>nd</sup> Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
- G. Reports, Announcements & Department Concerns
- H. Public Hearings

1. **Docket No. 16020006 Z: Heritage at Spring Mill PUD Rezone (with Primary Plat).**

The applicant seeks approval to rezone 27.4 acres to PUD/Planned Unit Development, in order to plat 42 residential lots. The site is located at approximately 11300 Springmill Rd., south of Temple Dr. It is currently zoned S-2/Residence and West 116th Street Overlay Zone. Filed by Jim Shinaver of Nelson & Frankenberger, on behalf of PPV II, LLC and Suburban Land Reserve, Inc.

2. **TABLED TO SEPT. 20 – Docket No. 16040004 Z: The Corner, C-1 Rezone.**

~~The applicant seeks approval to rezone 5.47 acres to the C-1/City Center zoning district classification, with the intent of redeveloping the site into a multi-building mixed-use development with residential, office, and retail land uses. The site is currently zoned B-3/Business, Carmel Dr. – Range Line Rd. Overlay, and SFHA/Floodplain. It is located at 11588 Westfield Blvd., the southwest corner of 116<sup>th</sup>/Westfield. Filed by Paul Reis of Krieg DeVault LLP, on behalf of The Carmel Redevelopment Commission & Carmel Dept. of Redevelopment.~~

3. **WITHDRAWN – Docket No. 16050004 PP: The Colonnade - Primary Plat.**

4. **WITHDRAWN – Docket No. 16050005 SW: The Colonnade - Waiver, SCO 7.05.07 (% existing woodlands cleared).**

5. **WITHDRAWN – Docket No. 16050006 SW: The Colonnade - Waiver, SCO 6.03.20 (Private alley proposed).**

6. **WITHDRAWN – Docket No. 16050007 SW: The Colonnade - Waiver, SCO 6.03.25.4 (Alleys must terminate at streets).** ~~The applicant seeks primary plat approval for 24 lots on 14.34 acres, as well as Subdivision Control Ordinance waiver requests. The site is located at 4317 & 4411 E. 146<sup>th</sup> Street. The site is zoned R-1/Residential. Filed by Russell Brown of Clark, Quinn, Moses, Scott & Grahn, LLP, on behalf of Fischer Homes, Inc.~~

7. **Docket No. 16050020 Z: Woodside at West Clay PUD Rezone.**

The applicant seeks PUD Rezone approval for 40 single-family detached homes on 20.344 acres. The site is located at 2288 W. 136<sup>th</sup> St. It is currently zoned S-1/Residence, with a request to change to PUD/Planned Unit

Development (*Primary Plat to be filed in the future.*). Filed by Nick Churchill of PPV II, LLC on behalf of Andrew & Rhonna Crook, owners.

8. **Docket No. 16060015 Z: Five Seasons PUD Rezone.**

The applicant seeks approval to rezone 14.8 acres to PUD/Planned Unit Development to allow the current land use, as well as future redevelopment of the site for office uses generally consistent with the US Highway 31 Corridor Overlay Zone. The site is located at 1110/1300 E. 96<sup>th</sup> St. It is currently zoned R-1/Residence. Filed by Jim Shinaver of Nelson & Frankenberger, on behalf of Corporex Companies, LLC.

9. **Docket No. 16060016 PP: The Hamlet at Jackson's Grant – Primary Plat.**

10. **Docket No. 16060017 SW: Hamlet Waiver, SCO Chs. 6.03.08 & 6.03.25.4 (alleys shall end at streets).**

11. **Docket No. 16060018 SW: Hamlet Waiver, SCO Ch. 6.03.20 (every property shall be served from a publicly dedicated street).**

The applicant seeks primary plat approval for 44 lots on 9.77 acres, as well as two Subdivision Control Ordinance waiver requests. The site is located at approximately 11922 Spring Mill Rd. The site is zoned Silvara PUD/Planned Unit Development and falls within the Village Neighborhood subarea. Filed by Brett Huff of Stoeppelwerth & Assoc., for Jackson's Grant Real Estate Company, LLC.

12. **Docket No. 16060020 Z: East Village PUD Rezone (with Primary Plat).**

The applicant seeks approval to rezone 34.5 acres to PUD/Planned Unit Development, in order to plat 77 residential lots. The site is located at 1517 Sanctuary Ct., at the intersection of Main Street and Clay Center Rd. It is currently zoned S-1/Residential and not located in any overlay zone. Filed by Jim Shinaver of Nelson & Frankenberger, on behalf of Village Lots, LLC and Gary McNutt of Wedgewood Building Co.

13. **Docket No. 16060024 DP/ADLS: Enterprise Car Leasing/Rental Facility.**

The applicant seeks site plan and design approval for a new 2,789 sq. ft. building on 0.88 acres. The site is located at 4200 E. 96<sup>th</sup> Street, east of Randall Drive (Bypass). It is zoned B-3/Business and not located within any overlay zone. Filed by Jeff Kusz of Enterprise Leasing Company of Indianapolis, LLC.

14. **TABLED TO SEPT. 20 - Docket No. 16060027 Z: North Augusta, Lot 19, Rezone.**

~~The applicant seeks approval to rezone 0.81 acres from S-1/Residence to B-7/Business. The site is located at 3808 W. 96th Street, west of Commerce Dr. The site lies within the US 421 Michigan Rd. Overlay Zone. Filed by Gopal Rao, land owner.~~

I. Old Business

J. New Business

1. **TABLED TO SEPT. 20 – Docket No. 16060023 ADLS: West Carmel Commons – Lot 3, Retail Building.**

~~The applicant seeks site plan and design approval to construct a 11,900 sq. ft. multi-tenant retail building. The site is located at 10216 N. Michigan Rd. It is zoned B-2/Business and is within the US 421 Overlay Zone. Filed by Todd Bauer of ForeSight Consulting, LLC, on behalf of the owner, E&J Enterprise, LLC.~~

K. Adjournment